

US Route 30 Master Plan - Design Charrette
Monday October 22, 2007

Public Workshop #1 - Creating a Vision

Group 1

Flipchart verbatim notes for 30 Year Vision:

- Connect various walking and bike trails; Connect existing walking paths.
- Open Space located near or on new circulation connections.
- Connect / make accessible by walking or biking the various shopping destinations.
- Make existing towns (Latrobe) vital and useful again; Draw from malls.
- Smaller shops are better than larger.
- Make shopping accessible from nearby neighborhoods.
- Employment near to where people live.
- Make Rt. 30 safe to cross, but don't impede flow.
 - crossings
 - overhead walkways

Site Map shows:

Off-site.

- Greenspace along Rt 30, scattered in between businesses, with town homes behind one park.
- Bike/ped crossings at all Rt 30 road intersections.
- Increase Giffin to 2-way road (by Burger King).
- Linkages / flow / access arrows between businesses, but not using Rt. 30.
- Change Unity Plaza / Big Lots to small office / retail.
- Develop Kennemetal greenspace to Flex Industrial.

Rt 30 on-site 11 acre.

- Greenspace along Rt 30, with small office / retail and elderly housing behind, linking off-site to greenspace & paths between a mix of single family houses, elderly housing and townhomes, all the way to Theatre Drive and continued across and along the road.

AP Drive on-site 23 acre.

- Upper site has elderly housing.
- Locate a hotel onsite across from the Kennemetal access road.
- Townhomes between the hotel and Giant Eagle.
- Include a square of civic/institutional surrounded by townhomes, elderly housing, and single family homes.
- Linkages / flow between parks and businesses.

Group 2

Flipchart verbatim notes for 30 Year Vision:

- Minor League sports team, similar to Washington & Altoona (to bring in people to use businesses, etc.).

- Open space - in larger site.
- Park with amenities like fountains.
- Something different from businesses - already there.
- Cabella's.
- Jobs are decreasing - so office buildings are needed (Headquarters).
- Military bases (brings in people).
- Upscale / nicer restaurants.
- Bring in as many job opportunities as possible.
- Not enough people to warrant Walmart expansion.
- Boutique hotel (small).
- Gambling.
- Connections between existing & new developments important (free up Rt. 30).
- Enough residential already.

Site Map shows:

Off-site.

- Change Unity Plaza / Big Lots to Cabellas.
- Access / flow between businesses along Rt 30, but not using Rt. 30.
- Classic Industries area could be industrial park, including small office.
- Put community center surrounded by parks along the stream on Theatre Drive.
- Provide connections through site, so you don't use 30 as much.
- Connections between existing developments is poor.

Rt 30 on-site 11 acre.

- Move car lot to west a bit.
- Increase Giffin to 2-lanes (by Burger King).
- Add a large restaurant.

AP Drive on-site 23 acre.

- Upper site with hotel, with large office / retail adjacent.
- Connect Kennemetal greenspace to Mt Laurel Plaza (Giant Eagle, etc).
- Lower site all greenspace, potential Minor League sports and school activities.

Group 3

Flipchart verbatim notes for 30 Year Vision:

- Increase connectivity between shopping center / airport.
- Increase use of rail & air (transit options), (affordable & efficient)
- Less reliance on Rt. 30 (options).
- Walkable choices / Mass transit (link to food).
- Use of site: Senior housing / Park / Theatre / Food.

Site Map shows:

Off-site.

- Linkages / flow between Rt 30 businesses, not using Rt. 30.

Rt 30 on-site 11 acre.

- Add Mass Transit center.
- Service road behind.

AP Drive on-site 23 acre.

- Upper site with small office / retail (restaurant & medical center), and hotel tucked behind (with transit and entertainment).
- Linkage road across from Kennemetal driveway to Giant Eagle & new hotel.
- Lower site with park along linkage road, with elderly housing and townhomes adjacent below.
- Next lower is single family houses, patio homes, and then parks along the drainage areas.

Group 4

Flipchart verbatim notes for 30 Year Vision:

- Latrobe & Unity merge into one. The center of Government is at demo site -- park, government buildings, attractive.
- Active park -- walk dogs, ride bikes, fountain, pond, indoor exercise facility.
- Greenspace -- keep it green.
- Mixed use, walkable community that connects to 30 & creates alternative access.
- Create more connections.
- Employment destination.

Site Map shows:

Off-site.

- Linkages / flow between businesses, not using Rt. 30.
- Rt 30 bike / ped crossings at 981, Mt Laurel Plaza & Giffin.
- Create new road beside Kmart to AP Drive, crossing drainage and on upper side of stream.

Rt 30 on-site 11 acre.

- Add a park, and large office /retail.

AP Drive on-site 23 acre.

- Upper site has hotel, with road flow from Kennemetal access road to the shopping plazas.
- Lower site has greenspace square surrounded by elderly housing and townhomes, connected by paths.
- AP Drive has small office / retail and flex industrial on frontage.
- Parks along the drainage / stream.

Group 5

Flipchart verbatim notes for 30 Year Vision:

- Walkable -- Youngstown to site to Laurel Plaza.

- Destination -- ie Station Square, Waterfront, Town Center/Square/Pavilion, All amenities, walkable.
- Zoning changes for development.
- No more development.
- Mixed use cluster community - walkable.
- Farms stay as farms, tax incentives.
- Refocus development in established cities.
- Involve youth more.
- No billboards along 30.
- Old Rt 30 - preserve / historic interpretation, & Forbes Rd Walking Trail.
- Coal mining railroads to trail.
- Coal patch communities revitalize.

Site Map shows:

Off-site.

- New road behind Rt. 30 businesses to Rt 981 -- not promote more development, but to link existing development.
- Improve road access along GetNGo and Giffin.
- AP Drive is Old Lincoln Highway, part was relocated, highway marker is visible just off the map across from the old 19 century tavern (now a house?) - interpret this historic resource.
- Add park space along Theatre Drive, with flex industrial behind Classic Industries.
- Greenway park / trail along all drainage ways.

Rt 30 on-site 11 acre.

- Replace car lot with park with aesthetic AP mini-golf.
- Add hotel / conference center.
- Add AP museum and Westmoreland County museum.

AP Drive on-site 23 acre.

- Upper site has townhomes around a park.
- AP Drive has landscaped buffer with trees, benches, walkway.
- Small corner restaurants / stores.
- Walkable cluster development like a town, interpreted facilities.
- Most green as possible.

Group 6

Flipchart verbatim notes for 30 Year Vision (this group focused on needs/issues for the site/area):

- No place for people starting out.
- Housing to newly married and young.
- New families.
- Empty nesters.
- Don't have anything for the family.
- Call it the Palmer Center.

- St. Vincent is expanding.
- Not very good connections.
- Need sidewalks.
- Bike trails.
- Golf cart access.
- Already plenty of housing (expensive).
- No place for 20-year olds to live: townhouse / apartments.
- Attractive young families, less than 250.
- No place kid friendly.
- Put park in development.
- Transportation from here to Pittsburgh, required go to airport to get bus (no public transport)
- Latrobe population is declining.
- Nothing for families (indoor water park).
- Something like the Waterfront.
- Boutique / hotel complex.
- 10 golf courses in 6 mile area.

Site Map shows:

Off-site.

- Road linkages behind the plazas, from Giffin to Rt 981, and new road alongside GetNGo.
- Rt. 30 Pedestrian bridge crossing from McDonalds to Bank
- Replace Unity Plaza, PNC, Big Lots with Hotel and parking.
- Access to schools, Kennemetal, commercial.
- Trail linkages to Theatre Drive housing area.

Rt 30 on-site 11 acre.

- Add hotel, small office / retail, and park.
- Road around the property.

AP Drive on-site 23 acre.

- Upper site: parking garage and transportation center, baseball field & park,
- Extend road to Giant Eagle across from Kennemetal access road.
- Build trail linkages with Kennemetal trail system.
- Townhomes in the middle of the site.
- Affordable housing.
- Lower site: single family houses and elderly housing with community center in center.
- Greenspace buffer with flex industrial below, with road along lower drainage
- Greenspace / trails along the drainages.

Group 7

Flipchart verbatim notes for 30 Year Vision:

- Asset - Kennametal.
- Walking path - enhance stream.
- Housing for Kennametal.

- Historic preservation linkages: Latrobe, Youngstown, St. Vincent, Nature, Places.
- Rt. 30 corridor.
- Capitalize on Palmer name.
- Archeological investigation.
- Stream is Main Street.
- Recreation connection.
- Central part of development.
- Stream - focus on development.
- Parklets.
- Multi-use commercial / residential.
- Motels - tourism.

Site Map shows:

Off-site.

- No new road, but transit oriented (new mode) behind and linking plazas.
- Rt 30 on-site 11 acre.**
- Transit access cuts through.
- AP Drive on-site 23 acre.**
- Upper site: Flex industrial, small office / retail along AP Drive, with parking garage behind, separated by transit corridor.
 - Lower site: many townhomes, below that a park surrounded by elderly housing, hotel, retail and transit hub.
 - Alternate transit oriented community, with density around transit hub.
 - Mixed use.
 - No roads, use transit and bike/ped pathways.
 - Link walking trails to Kennemetal trail system.
 - Flex industrial near Classic Industries.

Group 8

Flipchart verbatim notes for 30 Year Vision:

- Preserve Green Space.
- Buffer between development & O.
- Connections to existing development.
 - Pedestrian friendly
 - Sidewalks
 - Bicycle Trails
- Hotels & commercial to accommodate airport expansion.
 - with connections to commercial
- Connection Subway -- AP to Hotels / Latrobe.
- Residential -- type?

Site Map shows:

Off-site.

- Walking linkage between upper site and Giant Eagle / corner of Rt 30/981.
- Possible walking link from site toward K-Mart area.

Rt 30 on-site 11 acre.

- Add Hotel and Civic / Library.

AP Drive on-site 23 acre.

- Upper site: small office / retail and elderly housing with AP Drive access, and walking paths all around.
- Townhomes surrounding 4 small office / retail blocks.
- Single family homes down by the lower stream with greenway park.
- Pathways connecting all properties and along drainage way.

Group 9

Flipchart verbatim notes for 30 Year Vision:

- 50 and over.
- Extension of Kennametal campus.
- Conservation easement.
- Rt Development.
- Old fashioned enclosed country market (Incubator for small businesses?)
- How do we manage the stormwater?
- Housing - DENSE.
- Water area.
- Turn over to Kennametal for R&D.
- Bring autos in via an overpass on Rt. 30.
- Sidewalks everywhere.
- Don't do anything, go back to Pittsburgh!

Site Map shows:

Off-site.

- Shuttle (jitney service?) to go to airport, light rail, downtown, located at Rt 30/981 and Get-Go corners, and AP Drive/981 corner. Possible shuttle route between site and Plazas with ped path alongside.
- Tunnel or pedestrian bridge crossing Rt 30 at Get-Go.
- Convalescent Care Hospital & medical offices, elderly housing, park with chapel in undeveloped area below 11 acre Palmer property, with a Church along the Greenway near Theatre Dr.
- Business incubator site and Civic/institutional below the Kmart, along the drainage way.
- By stream behind Classic Industries, put 3-story parking garage with green roof, café, and bike path around and linking to it.
- Large office / retail behind Kennemetal along AP Drive.

Rt 30 on-site 11 acre.

- R&D Flex industrial on back lot, with retail service or security for R&D.
- Shuttle stop on corner with Get-Go.

AP Drive on-site 23 acre.

- Underground power lines.
- Upper site: shuttle stop, with Flex Industrial below it.
- Mid-site: Incubator; coffee shops, restaurants, pubs, daycare with upper floor residential; shuttle stop.
- Lower site: Townhomes, high rise apartment, elderly housing, with large park and lake below bordering the stream. Convenience store & grocery with shuttle stop along AP Drive.

Group 10

Flipchart verbatim notes for 30 Year Vision:

- Accessible via existing roads.
- Walkable.
- Already looking for traffic light next to Palmer Car dealership -- will impact 981, Rt 30 -- will require access corridor through site.
- Everything connected - can require connectivity as a Twp.
- Make it a Bypass - connector that doesn't require getting on Rt 30.
- Dealership can go anywhere - don't need Rt 30 access.
- Eliminate light by First National Bank.
- Senior housing -- need to be close to commercial.
- Green space.
- Retail / commercial is saturated.
- Bicycles.
- Boardwalk.
- "Intermodal haven."
- Nearest Railroad corridor in Latrobe.

Site Map shows:

Off-site.

- Create new access road through Mt Laurel Plaza, with Rt 30 access with Right turn only between Sunoco & McDonalds, and road access at Giffin.
- Change Unity Plaza / Big Lots to large Hotel / Convention Center.
- Bulldoze Giant Eagle, Kmart centers.
- Add Flex Industrial to Classic Industries area, along with a park along the stream.
- Along Theatre Drive, add 2 groups of 3 townhomes with neighborhood-scale retail, dining and services in center, along creek.
- Need more business park, air service, warehousing, light industrial.
- Connectivity to downtown.
- Bike / walk trail linking High School, St. Vincent, housing, office, commercial.
- Create public park with trails at Kennemetal green space.
- Don't forget the Old Lincoln Highway corridor.

Rt 30 on-site 11 acre.

- Move AP motors to open spot, and put fast food on the corner of Griffin/30.

AP Drive on-site 23 acre.

- Upper site: Small office/retail along AP Drive, with Elderly housing behind, with ped access to Plazas.
- Mid-site small office / retail with flex industrial below to the creek, and parks on the perimeter.
- Bike / walk lane along AP Drive.
- Internal ring road.
- Protect stream corridor with buffering.
- Buffer housing from commercial.
- Smooth transitions between uses.

Group 11

Flipchart verbatim notes for 30 Year Vision:

- Walkability.
- Non-franchise.
- Mixed use.
- Tie-in walking trails.
- Pedestrian bridge or tunnel [over Rt 30].
- Biking trail.
- Traditional street grid.
- Limited Rt. 30 access.
- Transportation to Latrobe.
- Greenspace.
- Apartment / condo living.
- Live / work space - mixed use.
- Multi-family / single family.
- Traffic light between Get-Go and Palmer property.
- Traditional downtown evolution.
- Boulevard.
- Greenspace.

Site Map shows:

Off-site.

- Replace Unity Plaza/PNC with Town Square concept, with public park / plaza in the center.
- Create new Main Street in a service road in front of Giant Eagle, creating a new downtown, with road grid and linkages away from Rt 30. Infill with commercial, small office/retail, all LEED certified.
- Put group of townhomes on backside of new Main Street businesses, toward AP property, with road frontage.
- Move stop light from McDonalds corner to Get-Go corner.
- Add a wood-fired pizza shop on corner.
- Add central park with townhomes on all sides below AP 11 acre site, with orchard on Walmart site.
- Add parks along the drainage ways, and bio-retention stormwater ponds without fence.

- Put community gardens in Kennemetal greenspace.

Rt 30 on-site 11 acre.

- Add small office space fronting Rt 30.
- Add Signature Arnold Palmer Mini-Golf behind.

AP Drive on-site 23 acre.

- Upper site: Hotel and small office / retail, with access road across from Kennemetal road.
- Mid-site: Elderly housing.
- Lower site: Single family houses.
- Multi-family / single family.
- Traffic light between Get-Go and Palmer property.
- Traditional downtown evolution.
- Boulevard.
- Greenspace.
- Mini-golf.
- Green community -- LEED's certified.
- Flex area -- Farmer's Market, etc.

Group 12

Flipchart verbatim notes for 30 Year Vision:

- Enhance water - Loyalhanna Creek.
- Crossing 39 from Latrobe is a major event" -- make it user friendly.
- Latrobe 8900 popul, Unity 28,000 popul.
- Make a town center similar to Latrobe?
-- Instead, re-do Latrobe.
- Our site-- office or light industrial.
- Latrobe population has declined.
- Other housing in the area, don't do on this site.
- Don't pave parking up to the road, enhance the perimeter.

Site Map shows:

Off-site.

- Pathways linking lower sites to Rt 30 businesses and to Kennemetal trails.
- Road linkage from Griffin to AP 23 acre site.

Rt 30 on-site 11 acre.

- 2 Small office /retail sites with park between.

AP Drive on-site 23 acre.

- Upper site: Hotel / retail with green buffer on perimeter.
- Mid site: Townhomes with internal roadway and green buffers.
- Lower site: Dog Park and recreation at lower pond and streams.